

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

410 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 8, 2013

SUBJECT: CHANGE OF ZONE NO. 7495 AND TENTATIVE PARCEL MAP NO. 33490; Applicant: Robert Mainiero – 4th Supervisorial District – Location: northwest corner of 57th Avenue and Desert Cactus Drive – **REQUEST:** A change of zone from Residential Agricultural 20 Acre minimum to Residential Agricultural 5 Acre minimum. A Schedule H subdivision of 10.1 gross acres into two residential parcels with each parcel being 5 acres, and within one proposed parcel encompassing an existing single family residence and Polanco park and the other proposed parcel encompass an existing guest dwelling unit.

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPTION** of **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41300**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment and;
2. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7495**, amending the zoning classification for the subject property from Residential Agricultural 20 Acre minimum to Residential Agricultural 5 Acre minimum, in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,
3. **APPROVAL** of **TENTATIVE PARCEL MAP NO. 33490**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: N/A				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

APPROVE

BY: *Tina Grande*

Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- Positions Added
- Change Order
- A-30
- 4/5 Vote

Prev. Agn. Ref.:

District: 4/4

Agenda Number:

16-2

Departmental Concurrence

NOV 11 2013 10:52 AM
COUNTY OF RIVERSIDE
PLANNING DEPARTMENT

DATE: November 8, 2013

PAGE: 2 of 2

BACKGROUND:

Summary (continued)

On November 6, 2013, the Riverside County Planning Commission voted to recommend to the Board of Supervisors approval of this project (Vote 5-0).

No public testimony or concerns arose at the hearing.

Impact on Citizens and Businesses

N/A

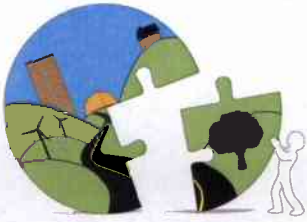
SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: November 8, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Change of Zone No. 7495 and Tentative Parcel Map No. 33490
(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|--|---|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive & File, EOT)</small> | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small> |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (4th Dist) Desert Sun and Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> No New Environmental Documentation Required |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions, Ordinances; PNC)</small> | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input checked="" type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(4th Dist) Desert Sun and Press Enterprise

Documents to be sent to County Clerk's Office for Posting:

Notice of Determination
Fish & Game Receipt (CFG04675)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 8, 2013

SUBJECT: CHANGE OF ZONE NO. 7495 AND TENTATIVE PARCEL MAP NO. 33490; Applicant: Robert Mainiero – 4th Supervisorial District – Location: northwest corner of 57th Avenue and Desert Cactus Drive – **REQUEST:** A change of zone from Residential Agricultural 20 Acre minimum to Residential Agricultural 5 Acre minimum. A Schedule H subdivision of 10.1 gross acres into two residential parcels with each parcel being 5 acres, and within one proposed parcel encompassing an existing single family residence and Polanco park and the other proposed parcel encompass an existing guest dwelling unit.

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPTION** of **NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41300**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment and;
2. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7495**, amending the zoning classification for the subject property from Residential Agricultural 20 Acre minimum to Residential Agricultural 5 Acre minimum, in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,
3. **APPROVAL** of **TENTATIVE PARCEL MAP NO. 33490**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: N/A				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

Departmental Concurrence

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District: 4/4

Agenda Number:

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Change of Zone No. 7495 and Tentative Parcel Map No. 33490 (EA No. 41300)**

DATE: November 8, 2013

PAGE: 2 of 2

BACKGROUND:

Summary (continued)

On November 6, 2013, the Riverside County Planning Commission voted to recommend to the Board of Supervisors approval of this project (Vote 5-0).

No public testimony or concerns arose at the hearing.

Impact on Citizens and Businesses

N/A

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

Date: November 8, 2013

To: Robert Mainiero
P.O. Box 2410
Palm Springs, CA 92263

CC: Arnulfo Rodriguez/Jose Meza
56-850 Fillmore Street
Thermal, CA 92274

Subject: Change of Zone No. 7495 and Parcel Map No. 33490 Board of Supervisors
Scheduling

Dear Applicant/Owner:

This letter is to inform you that the Planning Department has transmitted a package for the subject case numbers to the Clerk of Board of Supervisors with a request to be scheduled for a Public Hearing.

At this time, the Clerk has not yet scheduled this project for a Board of Supervisors date. To determine when the project has been scheduled, please check the most recent County Board of Supervisors agenda at the following webpage: <http://rivcocob.com/agendas-and-minutes/>

Attached is the Form 11 outlining the recommendations to the Board of Supervisors that is intended to supplement the staff report provided previously. If you wish you review conditions of approval to verify changes made at previous public hearings, please contact your planner or visit <http://www.rctlma.org/online/default.aspx>, highlight the "Conditions of Approval" button, and type in the case number such as "TR12345," "PP12345," "CUP12345" or "PM12345," as an example.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Carolyn Syms Luna, Director

Paul Rull, Project Planner

Attachments: Form 11 and Planning Commission Minutes

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DATE: NOVEMBER 6, 2013**

I. AGENDA ITEM 3.4:

CHANGE OF ZONE NO. 7495 and TENTATIVE PARCEL MAP NO. 33490

Adopt a Negative Declaration – Applicant: Robert Mainiero – Fourth/Fourth Supervisorial District – Location: Northwest corner of 57th Avenue and Desert Cactus Drive – 10.1 gross acres - Zoning: Residential Agricultural (R-A-20) - **REQUEST:** A Change of Zone from Residential Agricultural 20 Acre Minimum (R-A-20) to Residential Agricultural 5 Acre Minimum (R-A-5). A Schedule "H" subdivision of 10.1 gross acres into two (2) residential parcels with each parcel being 5 acres, and with one proposed parcel encompassing an existing single family residence and Polanco park and the other proposed parcel encompassing an existing guest dwelling unit. (Legislative)

II. PROJECT DESCRIPTION:

A Change of Zone from Residential Agricultural 20 Acre Minimum (R-A-20) to Residential Agricultural 5 Acre Minimum (R-A-5). A Schedule "H" subdivision of 10.1 gross acres into two (2) residential parcels with each parcel being 5 acres, and with one proposed parcel encompassing an existing single family residence and Polanco park and the other proposed parcel encompassing an existing guest dwelling unit.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org.

Spoke in favor of the proposed project:

- Bob Mainiero, P.O. Box 2410, Palm Springs, CA 92263 (760) 413-7127 psbob596@aol.com

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Sanchez, 2nd by Commissioner Sloman,
A vote of 5-0

ADOPTED NEGATIVE DECLARATION; and

TENTATIVELY APPROVED CHANGE OF ZONE No. 7495; and

APPROVED TENTATIVE PARCEL MAP NO. 33490.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CHANGE OF ZONE NO. 7495 and TENTATIVE PARCEL MAP NO. 33490 – Intent to Adopt a Negative Declaration – Applicant: Robert Mainiero — Fourth Supervisorial District – Location: Northwest corner of 57th Avenue and Desert Cactus Drive – 10.1 gross acres - Zoning: Residential Agricultural (R-A-20) - **REQUEST:** A Change of Zone from Residential Agricultural 20 Acre Minimum (R-A-20) to Residential Agricultural 5 Acre Minimum (R-A-5). A Schedule "H" subdivision of 10.1 gross acres into two (2) residential parcels with each parcel being 5 acres, and with one proposed parcel encompassing an existing single family residence and Polanco park and the other proposed parcel encompassing an existing guest dwelling unit. Project Planner, Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Legislative)

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
 November 6, 2013
 RIVERSIDE COUNTY ADMINISTRATIVE CENTER
 BOARD CHAMBERS, 1ST FLOOR
 4080 LEMON STREET
 RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Paul Rull, at 951-955-0972 or email prull@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at http://www.rctlma.org/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Paul Rull
P.O. Box 1409, Riverside, CA 92502-1409

3.4

Agenda Item No.:
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Paul Rull
Planning Commission: November 6, 2013

CHANGE OF ZONE NO. 7495
TENTATIVE PARCEL MAP NO. 33490
E.A. NO. 41300
Applicant: Robert Mainiero

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CHANGE OF ZONE NO. 7495 is a change from Residential Agricultural 20 Acre Minimum (R-A-20) to Residential Agricultural 5 Acre Minimum (R-A-5).

TENTATIVE PARCEL MAP NO. 33490 is a schedule "H" subdivision of 10.1 gross acres into two (2) residential parcels with each parcel being 5 acres, and with one proposed parcel encompassing an existing single family residence and Polanco park and the other proposed parcel encompassing an existing guest dwelling unit.

The proposed project will subdivide the parcel so that each dwelling units will be located on a separate parcel. Guest homes are permitted as an accessory use to a main single family residence on the same parcel. The existing guest house has been conditioned to pull building permits requiring the conversion of the guest house to a single family residence, along with the payment of any associated development fees prior to recordation of the parcel map.

The property is located on the northwest corner of 57th Avenue and Desert Cactus Drive.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre)
2. Surrounding General Plan Land Use (Ex. #5): Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre), Community Development: Business Park (CD: BP), Open Space: Water (OS: W), Rural Community: Estates Density Residential (RC: EDR) (2 Acre Minimum)
3. Existing Zoning (Ex. #2): Residential Agricultural 20 Acre Minimum (R-A-20)
4. Proposed Zoning (Ex. #2): Residential Agricultural 5 Acre Minimum (R-A-5)
5. Surrounding Zoning (Ex. #2): Residential Agricultural 10 Acre Minimum (R-A-10), Residential Agricultural 20 Acre Minimum (R-A-20), Residential Agricultural 20 Acre Minimum (R-A-20), Watercourse, Watershed & Conservation Areas (W-1)
6. Existing Land Use (Ex. #1): Single Family Residence and unpermitted Polanco park
7. Surrounding Land Use (Ex. #1): Single Family Residence and vacant
8. Project Data: Total Acreage: 10.1
Total Proposed Parcel: 2

Proposed Min. Parcel Size: 5.0 Gross acre
Schedule: H

9. Environmental Concerns:

See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41300**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7495, amending the zoning classification for the subject property from Residential Agricultural 20 Acre Minimum (R-A-20) to Residential Agricultural 5 Acre Minimum (R-A-5), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 33490**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre) of the Eastern Coachella Valley Area Plan.
2. The proposed subdivision with residential parcels each 5 acres in size is consistent with the Community Development: Medium Density Residential (CD: MDR) designation.
3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre), Community Development: Business Park, Open Space: Water, and Rural Community: Estates Density Residential (RC: EDR) (2 Acre Minimum).
4. The zoning for the subject site is Residential Agricultural 5 Acre Minimum (R-A-5) with approval of the change of zone.
5. The project site is surrounded by properties which are zoned Residential Agricultural 10 Acre Minimum (R-A-10), Residential Agricultural 20 Acre Minimum (R-A-20), Residential Agricultural 20 Acre Minimum (R-A-20), and Watercourse, Watershed & Conservation Areas (W-1).
6. The proposed parcels comply with the Development Standards of the Residential Agricultural 5 Acre Minimum zone.
7. Similar residential uses have been constructed and currently exist in the project vicinity.
8. This project not located within a Criteria Area of the Coachella Valley Multiple Species Habitat Conservation Plan.

9. Environmental Assessment No. 41300 has identified that there are no potentially significant impacts associated with the project.
10. The proposed Change of Zone will make the zoning more consistent with the General Plan designation than its original zoning classification of Residential Agricultural 20 Acre Minimum (R-A-20). This zone change proposal will not specifically authorize any construction or permit any structures on the site. Any studies or infrastructure needed to protect the site from flood waters will be identified and required when and entitlement such as a subdivision, use permit, or single-family residential building permit is issued for the site.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre) Land Use Designation, and with all other elements of the Riverside County General Plan, and would not preclude future development to the density.
2. The proposed project is consistent with the Residential Agricultural 5 Acre Minimum (R-A-5) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348 with approval of the change of zone.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

INFORMATIONAL ITEMS:

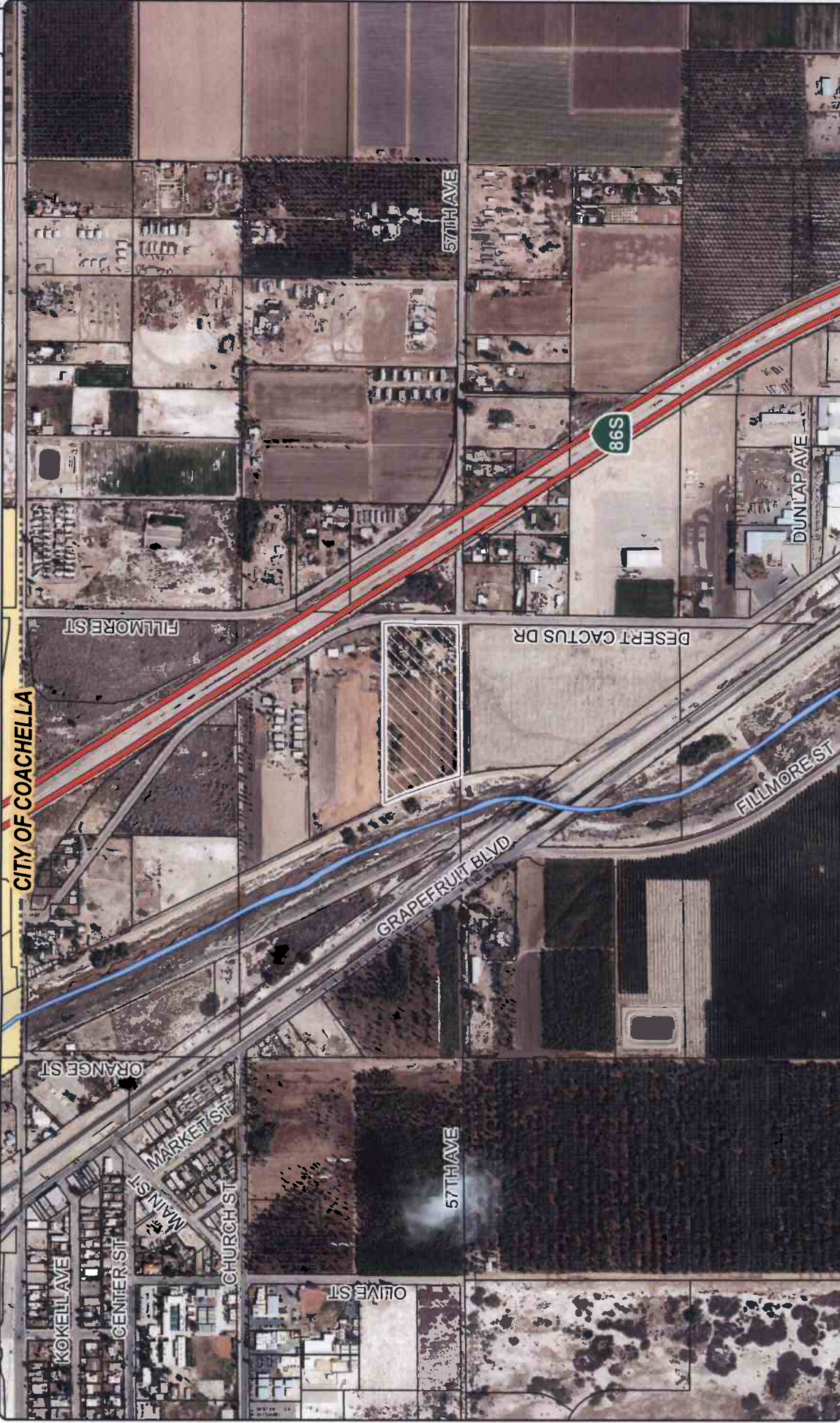
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. March Joint Powers Authority Jurisdiction.
 - b. A Criteria Cell
 - c. A Tribal Land.
 - d. A General Plan Policy Overlay Area.
 - e. A Specific Plan.
 - f. A Zoning Overlay Area.
 - g. An Agricultural Preserve.
 - h. A High Fire Area.
 - i. A Sphere of Influence
 - j. A Fault Zone.
 - k. A County Service Area.

- I. Zone B of Ordinance No. 655 (Regulating Light Pollution (Mt. Palomar)).
3. The project site is located within:
 - a. A Flood Zone.
 - b. An Airport Influence Area or Airport Compatibility Zone D and E.
 - c. An area of High Liquefaction Potential.
 - d. An area Susceptible to Subsidence.
 - e. An area of High Paleontological Sensitivity.
 4. The subject site is currently designated as Assessor's Parcel Number 757-080-016

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07495 PM33490
VICINITY/POLICY AREAS

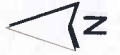
Supervisor Benoit
District 4

Date Drawn: 6/04/13
Vicinity Map



Zoning District: Lower Coachella Valley
Township/Range: T6SR8E
Section: 22

Assessors Bk. Pg. 757-08
Thomas Bros. Pg. 5531 H4
Edition 2009



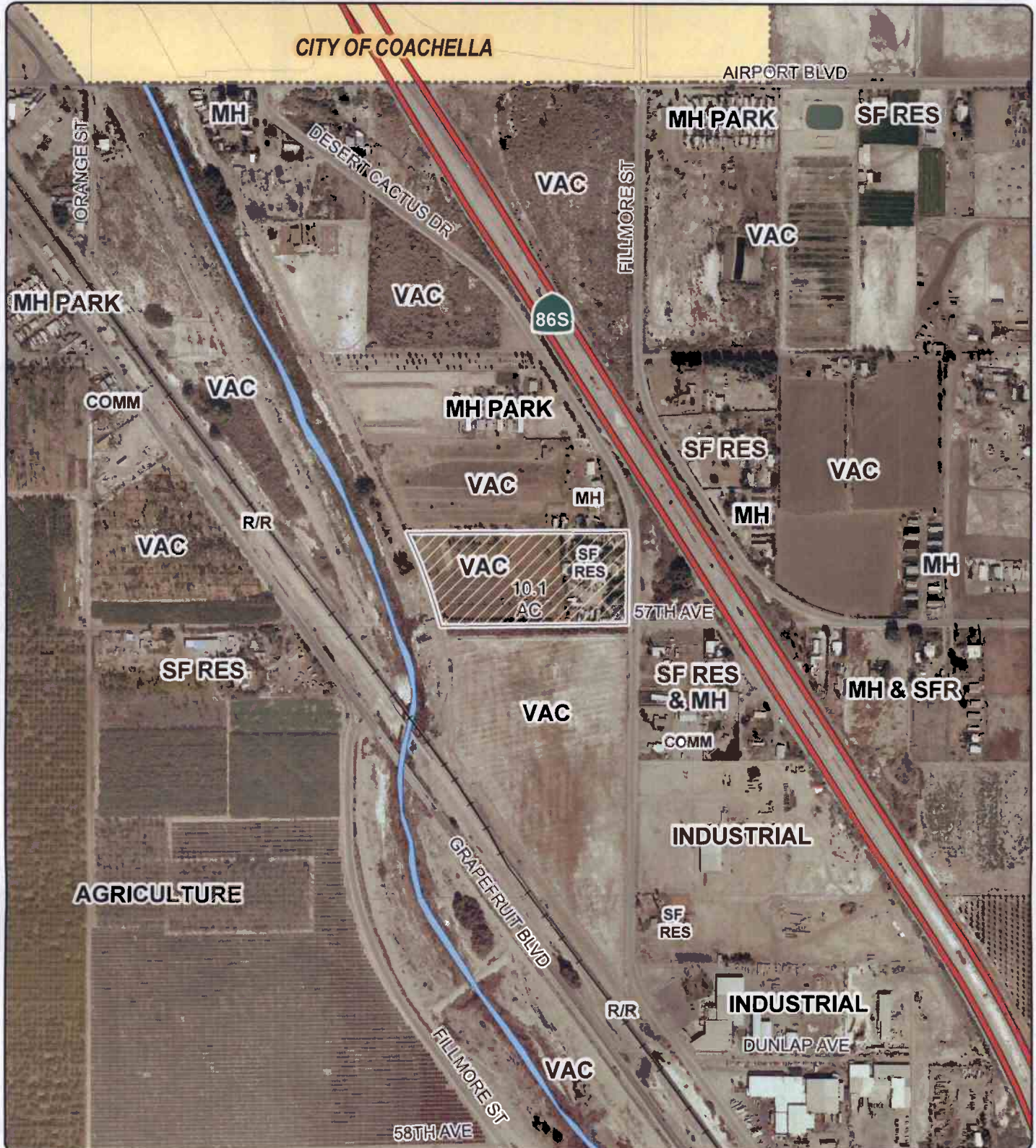
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.rtpa.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07495 PM33490

Supervisor Benoit
 District 4

LAND USE

Date Drawn: 6/04/13
 Exhibit 1



Zoning District: Lower Coachella Valley
 Township/Range: T6SR8E
 Section: 22

Assessors Bk. Pg. 757-08
 Thomas Bros. Pg. 5531 H4
 Edition 2009



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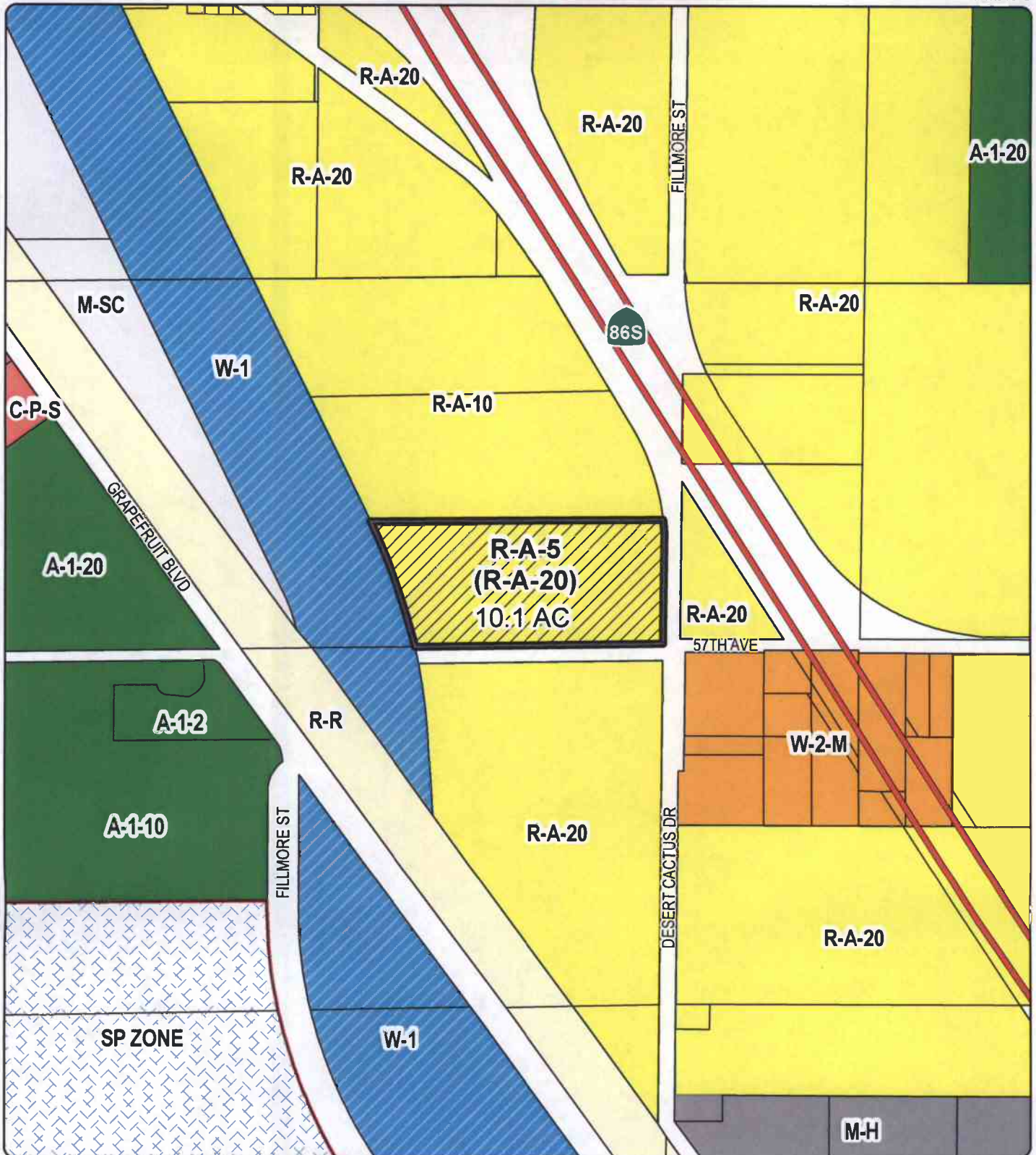
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07495 PM33490

PROPOSED ZONING

Supervisor Benoit
District 4

Date Drawn: 6/04/13
Exhibit 3



Zoning District: Lower Coachella Valley
Township/Range: T6SR8E
Section: 22

Assessors Bk. Pg. 757-08
Thomas Bros. Pg. 5531 H4
Edition 2009

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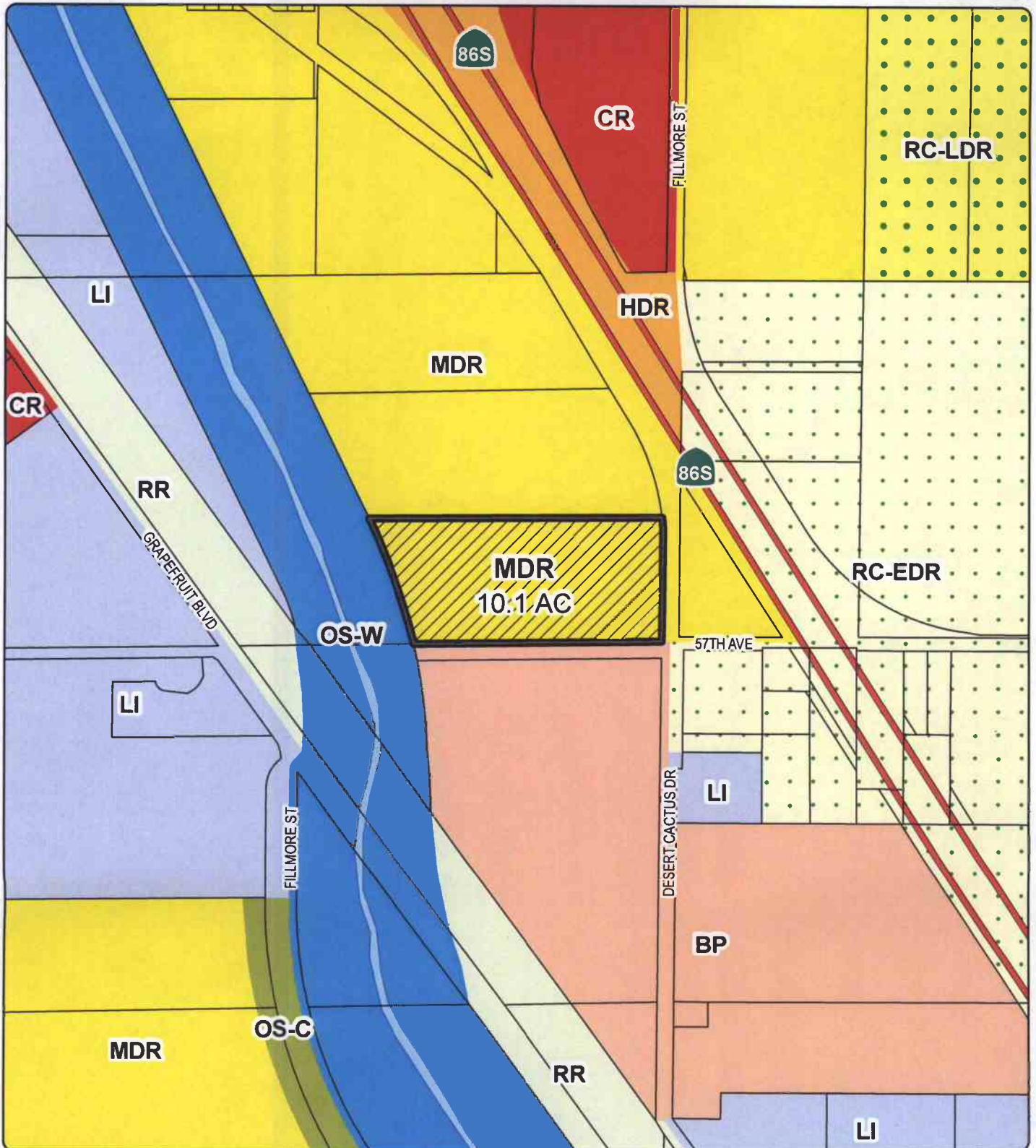
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07495 PM33490

EXISTING GENERAL PLAN

Supervisor Benoit
District: 4

Date Drawn: 6/04/13
Exhibit 5



Zoning District: Lower Coachella Valley
Township/Range: T6SR8E
Section: 22



Assessors Bk. Pg. 757-08
Thomas Bros. Pg. 5531 H4
Edition 2009

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NO.	REVISIONS	DATE
1	ISSUED FOR REVIEW	5/13/13
2	ISSUED FOR REVIEW	5/13/13
3	ISSUED FOR REVIEW	5/13/13
4	ISSUED FOR REVIEW	5/13/13
5	ISSUED FOR REVIEW	5/13/13
6	ISSUED FOR REVIEW	5/13/13
7	ISSUED FOR REVIEW	5/13/13
8	ISSUED FOR REVIEW	5/13/13
9	ISSUED FOR REVIEW	5/13/13
10	ISSUED FOR REVIEW	5/13/13

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE
PARCEL MAP NO. 33490

INCLUDING
 CHANGE OF ZONE
 BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 SOUTH,
 RANGE 9 EAST, SAN BERNARDINO BASIN AND MOUNTAIN
 APRIL 2013
 SCHEDULE - H

OWNERS
 HENRIETTA S. AND TERENCE W. HENRIETTA
 5820 PALMCREST STREET
 PALM SPRINGS, CALIFORNIA 92274
 (760) 750-3400

ENGINEER/APPLICANT
 ROBERT A. HANCOCK, P.E.
 5820 PALMCREST STREET
 PALM SPRINGS, CALIFORNIA 92274
 (760) 750-3400

GENERAL NOTES
 1. EXISTING LAND USE: WITH AGRICULTURE AND RELATED FACILITIES
 2. PROPOSED LAND USE: RESIDENTIAL
 3. PROPOSED ZONING: R-4-10
 4. PROPOSED STORM SEWER SYSTEM: ON SITE
 5. NOT SUBJECT TO FLOODING PER FEMA FLOODPLAIN AND FLOODWAY DESIGNATION
 6. COUNTY FLOOD CONTROL DISTRICT NO. 15 (FLOOD NOT APPLICABLE)
 7. COUNTY SERVICE AREA: NO. 125 STREETS AND LIGHTING
 8. GROSS ACRES: 10.09 ACRES
 9. NET ACRES: 10.09 ACRES
 10. TOPOGRAPHIC MAPING: 10000
 11. HANCOCK MAP (2000 EDITION) PAGE 304 #/3
 12. LOCATION POTENTIAL: HIGH
 13. ALMOST PRISTINE SPECIAL STUDIES ZONE. PROJECT NOT
 14. LOCATED IN A ALMOST PRISTINE SPECIAL STUDIES ZONE
 15. NOT IN A SPECIFIC PLAN

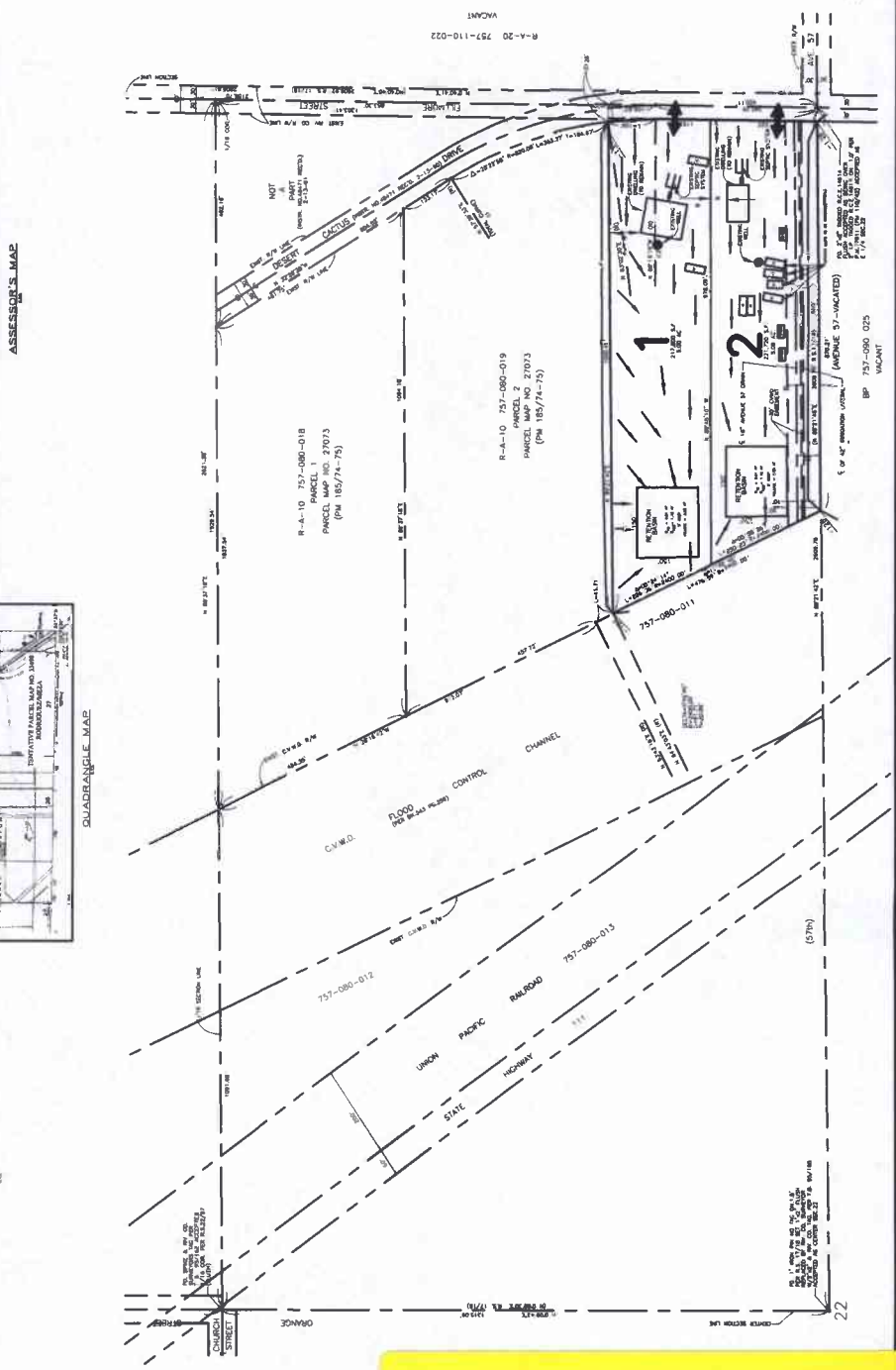
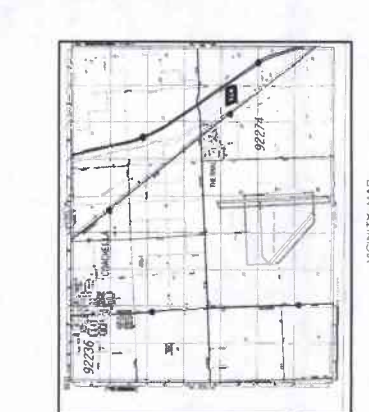
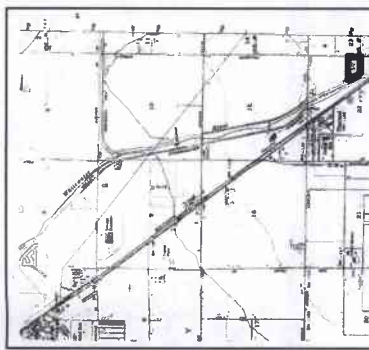
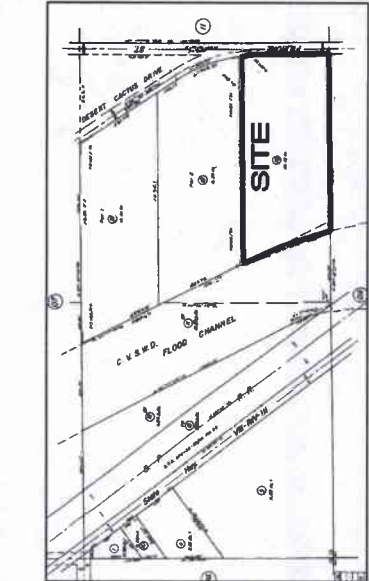
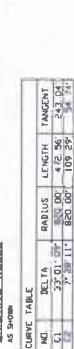
LEGAL DESCRIPTION
 BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 21,
 TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO BASIN AND MOUNTAIN,
 EXCEPTING THEREFROM ANY PORTION LINGO WITH PALMCREST STREET.

APIN
 757-080-019
SUBSEQUENT USES
 RESIDENTIAL PHOTO
ON-SITE STORMWATER (100-YEAR)
 CAPACITY OF RETENTION: 5.17
 AS SHOWN

EXISTING SEWAGE DISPOSAL SYSTEMS
 AS SHOWN
TILE DRAINS
 AS SHOWN
EXISTING WELLS
 AS SHOWN

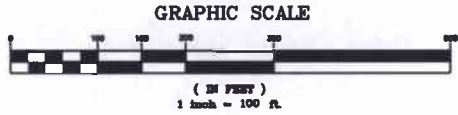
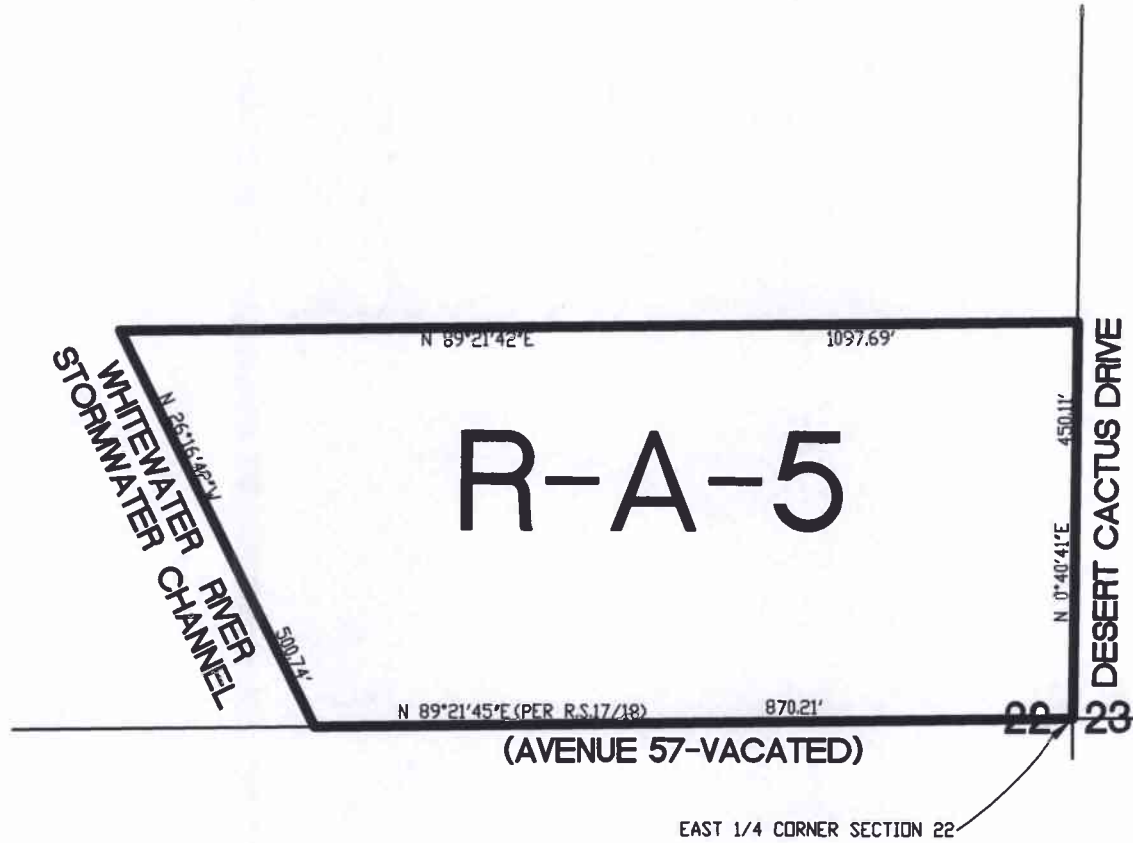
CURVE TABLE	BEARING	RADIUS	LENGTH	TANGENT
1	S 72° 38' 11" E	850.00'	109.25'	54.71'
2	S 72° 38' 11" E	850.00'	109.25'	54.71'

UTILITIES
 WATER: ON-SITE PRIVATE WELLS
 SEWER: ON-SITE SUB-SURFACE SEWAGE DISPOSAL SYSTEMS
 ELECTRIC: NATIONAL ELECTRIC COMPANY (760)288-2884
 TELEPHONE: NATION TELEPHONE COMPANY (760)333-1211
 CABLE TV: THE SHANNON CABLE (866)247-8000
 SCHOOL DISTRICT: GONZALES VALLEY SCHOOL DISTRICT (760)388-3137



CASE #: PM33490 Amd.#1
DATED: 5/13/13
PLANNER: P. RULL

SECTION 22, T. 6 S., R. 8 E., S .B. M.



R-A-5 RESIDENTIAL AGRICULTURE(5-ACRE MINIMUM)

MAP NO.

CHANGE OF OFFICIAL ZONING PLAN
LOWER COACHELLA VALLEY
DISTRICT

CHANGE OF ZONE CASE NO. 07495
AMENDING ORDINANCE NO.
ADOPTED BY ORDINANCE N
JUNE , 2013
RIVERSIDE COUNTY BOARD OF SU



ASSESSOR'S PARCEL NO. 757-080-016

CASE #: CZ7495
DATED: 5/6/13
PLANNER: P. RULL

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41300
Project Case Type (s) and Number(s): Change of Zone No. 7495, Tentative Parcel Map No. 33490
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Paul Rull, Project Manager
Telephone Number: 951-955-0972
Applicant's Name: Robert Mainiero
Applicant's Address: P.O. Box 2410, Palm Springs, CA 92263

I. PROJECT INFORMATION

A. Project Description:

Change of Zone No. 7495 is a change from Residential Agricultural 20 Acre Minimum (R-A-20) to Residential Agricultural 5 Acre Minimum (R-A-5).

Tentative Parcel Map No. 33490 is a Schedule "H" subdivision of 10.1 gross acres into two (2) residential parcels, with each parcel being 5 acres, and with one proposed parcel encompassing an existing single family residence and Polanco park and the other parcel encompassing an existing guest dwelling unit.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: 10.1 gross acres

Residential Acres: 10.1	Lots: 2	Units: N/A	Projected No. of Residents: 7.4
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other:			

D. Assessor's Parcel No(s): 757-080-016

E. Street References: Northwest corner of 57th Avenue and Desert Cactus Drive

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 22, Township 6 South, Range 8 East

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in the Eastern Coachella Valley Area Plan of the Riverside County General Plan. The surrounding properties include single family residences to the north and east, and vacant land to the south and west. The site currently contains existing single family residence and Polanco park, and an existing guest dwelling unit and accessory structures. The topography of the project site is generally level.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling unit per acre) General Plan Land Use Designation. The proposed project meets all other applicable land use policies.
2. **Circulation:** The proposed project has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all other applicable circulation policies of the General Plan
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is within an area that has a high susceptibility to liquefaction. The proposed project is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone etc). The proposed project has allowed for sufficient provision of emergency response to the current and future users of this project through project design and payment of development impacts fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation measures against any foreseeable noise impacts have been incorporated into the design of the project. The proposed project meets all other applicable Noise Element policies.
6. **Housing:** The Tentative Parcel Map is a Schedule 'H' subdivision of 10.1 gross acres into two (2) residential parcels with a five acre minimum lot size within the Residential Agricultural 5 acre minimum (R-A-5) proposed zoning. The proposed project could potentially induce population growth in the area either directly (e.g., by proposing new homes) or indirectly (e.g. through the extension of roads or other infrastructure). There is a less than significant impact to housing as a direct result of this subdivision. The proposed project meets all other applicable Housing Element policies with the approval of Change of Zone No. 7495.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): Eastern Coachella Valley Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium Density Residential (MDR) (2 – 5 dwelling units per acre)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N / A

G. Adjacent and Surrounding:

1. **Area Plan(s):** Easter Coachella Valley Area Plan

2. **Foundation Component(s):** Community Development and Open Space

3. Land Use Designation(s):

To the North: Medium Density Residential (MDR) (2 – 5 dwelling units per acre)
To the South: Business Park (BP)
To the East: Medium Density Residential (MDR) (2 – 5 dwelling units per acre)
To the West: Open Space: Water

4. Overlay(s), if any: N/A

5. Policy Area(s), if any: N/A

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: N/A

2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: Residential Agricultural 20 Acre Minimum (R-A-20)

J. Proposed Zoning, if any: Residential Agricultural 5 Acre Minimum (R-A-5)

K. Adjacent and Surrounding Zoning:

To the North: Residential Agricultural 10 Acre Minimum (R-A-10)
To the South: Residential Agricultural 20 Acre Minimum (R-A-20)
To the East: Residential Agricultural 20 Acre Minimum (R-A-20)
To the West: Watercourse, Watershed & Conservation Areas (W-1)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an

ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

5/29/13

Date

Paul Rull, Project Manager

Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The Riverside County General Plan indicates that the project site is not located within a designated scenic corridor. Development of the project site will not affect any scenic resources, as adjacent lands have been developed with uses compatible with the proposed project.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the proposed project will not result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is located outside of the Palomar Observatory boundary and has no potential to interfere with nighttime use of the observatory. No impacts would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will not create a new source of light as there is already the maximum number of existing dwellings on both of the proposed parcels. No new light sources are anticipated. Therefore, there is no impact.

b) Surrounding land uses include single-family residential homes on large lots. The project proposes the creation of two residential lots, of which there are already two dwelling units. The amount of light that is created is consistent with existing levels and not considered substantial; therefore, surrounding residential properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) The proposed project is designated as Other Lands, Urban-Built Up Land and Prime Farmland. However, even though a portion of the project site is designated Prime Farmland, the project will not be converting this area to a non-agricultural use. The project proposes a subdivision of the land which will not impact the current use of the Prime Farmland portion. Therefore, no impact will occur.

b) The project site is surrounded by large-lot single-family residential homes. The site is not located within an Agricultural Preserve. Therefore, no impact will occur.

c) The proposed project is not located within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). Therefore, no impact will occur.

d) The project site will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, no impact will occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Forest				
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The County does not have zoning that is specific to the preservation of forest land or timberland. Therefore the proposed project will not conflict with any forest land zoning.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b & c) The site has been used as single family residential, and there are no forest areas or non-man made groves. Therefore, the project will not result in the loss of any forest land.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a) The 2003 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan Land Use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP. Therefore, there is no impact.

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.BS GRADE. 8). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. However, due to the fact that there are existing dwelling units on both proposed parcels; it is highly unlikely that any site preparation necessitating the use of grading equipment will occur. Therefore, no impact would occur.

c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors. Therefore, there is no impact.

e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.

f) The project proposes a two parcel subdivision and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>Department of Fish and Game or U. S. Wildlife Service?</u>				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, CVMSHCP, On-site Inspection, EPD review

Findings of Fact:

a) The proposed project is not located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) Criteria Cell. A review was done by the Environmental Programs Division of the Planning Department to assure consistency with the MSHCP plan. No inconsistencies were reported. Therefore, the impact is considered less than significant after mitigation.

b) The County of Riverside Environmental Programs Division (EPD) did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). Based on the review by EPD, there will be less than significant impacts related to threatened or endangered species.

c) A review by EPD indicated that no conservation is required, no riparian areas are present. The project site has had single-family buildings and activities for some time. The project will not impact wildlife significantly, either directly or through habitat modifications, on those species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Therefore, the impacts will be less than significant.

d-f) Although the site features no water bodies or waterways, it is adjacent to a Coachella Valley Water District Flood Control Channel on its western property line. The site contains no significant suitable habitat, as the entire site is actively used as single-family residential activities. Therefore the impacts will be less than significant.

g) Based on a review by EPD, the project is consistent with all biological policies of the General Plan, the CVMSHCP, and all other policies that impact the site. The project is consistent with all applicable Ordinances. There are no Oak Trees on the site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-7, County Archaeologist Review, Project Application Materials,

Findings of Fact:

a) A Cultural Resource review by the County Archaeologist found no record of a historic site within the boundaries of the project site. The project will not alter or destroy a historic site. The project will have a less than significant impact.

b) No historical resources as defined in California Code of Regulations, Section 15064.5 exist on the project site. The proposed subdivision will not include any grading activities that could potentially expose historic resources and therefore monitoring is not recommended or required. A Cultural Resource review by the County Archaeologist has determined that the project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, County Archaeologist Review

Findings of Fact:

a-c) Based on the Cultural Resources review by the County Archaeologist, there is no possibility of archeological artifacts to be found on the project site. The proposed subdivision will not include any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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grading activities that could potentially expose archeological resources or disturb any human remains (as there are no cemeteries in the vicinity), and therefore monitoring is not recommended or required.

d) The project will not restrict existing religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to RCLIS (GIS database) and reviewed by the County Geologist, the project site is located in an area that is designated as undetermined potential for paleontological sensitivity. A condition of approval was added to assist in the event that Paleontological resources are found on site (Condition of Approval Planning 60.PLANNING.5). The proposed subdivision will not include any grading activities that could potentially expose paleontological resources. Prior to any grading activities, monitoring would be required. However, since no grading activities is considered as part of this project, the impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a-b) According to RCLIS (GIS database), the proposed project is not located within a fault zone. Based on the review of the aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site. In addition, the site is not located within one-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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half miles from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Earth Systems Southwest's study, 2009

Findings of Fact:

a) According to RCLIS, there is a high potential for this site to be affected by seismically induced liquefaction. Based on the study prepared by Earth Systems Southwest's study, there is a high potential for soil liquefaction from a strong earthquake occurring along the San Andreas fault. The project has been conditioned that any modular structures should be designed and constructed as per the recommendations in the study (Conditions of Approval 10.PLANNING.03). Conditions of Approval 10.PLANNING.03 are not considered unique mitigation measures pursuant to CEQA. The project will have a less than significant impact.

Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

a) According to General Plan Figure S-4, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. The proposed development will be required to comply with the latest edition of the California Building Code (CBC 2010) which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project site is generally flat and according to Figure S-5, the proposed project is not located within with slopes greater than 25%; and therefore no potential for landslides. The project site and surrounding area does not consist of rocky terrain and therefore the project is not subject to rock fall hazards. No impacts will occur as a result.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Based on a review by the County Geologist, the proposed project is not located within areas that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review, Project Application Materials

Findings of Fact:

a) The proposed subdivision will not include any grading activities, and therefore the project will have no impact to the existing topography.

b) The project will not cut or fill slopes greater than 2:1. The proposed subdivision will not include any grading activities, and therefore the project will have no impact.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2010), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes (Condition of Approval. 10.BS GRADE. 4). However, the proposed subdivision will not include any grading activities, and therefore the project will have no impact on soil erosion or loss of topsoil.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining all structures will mitigate the potential impact to less than significant. As IBC requirements are applicable to all structures they are not considered mitigation for CEQA implementation purposes.

c) The area does not feature a sewer system. The residential structures ultimately resulting from this proposed land subdivision will require the use of individual septic tanks. This project will require the installation of a septic tank and leach lines. However, due to the large amount of acreage for the overall site; the installation of septic tanks will not cause significant environmental effects.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Flood Control District review, Building and Safety – Grading Review, Project Materials

Findings of Fact:

a-b) The project site is currently developed with existing an existing single-family residence and Polanco park and guest dwelling units. The proposed subdivision will not include any grading activities that would change the deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake, or result in the any increase in water erosion either on or off site, and therefore the project will no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The project site lies within a high wind erosion. The project site is not anticipated to be impacted by blowsand from off site because current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (Condition of Approval 10 BS.GRADE.8). This is a standard condition and, therefore, is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Application materials

Findings of Fact:

a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The proposed project is consistent with the General Plan. Currently the existing small-scale residential development would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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retail stores from having to quantify and mitigate GHG emissions under CEQA. The types of residential development associated with the current development does not exceed 2 primary units and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model.

b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Department of Environmental Health Review

Findings of Fact:

a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material beyond the use of typical household cleaners. Therefore, less than significant impacts are expected.

b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, there is no impact.

c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) There are no existing or proposed schools within one-quarter mile of the project site or in the project vicinity. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials (refer to Finding of Fact 20a). Therefore, there is no impact.

e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Airport Land Use Commission review

Findings of Fact:

a-d) The project site is located within Zone D and E of Jacqueline Cochran Airport Influence area. The project has been reviewed by the Airport Land Use Commission (ALUC) and they determined on September 23, 2008 that the proposed project is consistent with Jacqueline Cochran Airport Master Plan. ALUC recommendations have been added to the project's conditions of approval (10.PLANNING.26). The project will not result in an inconsistency with an Airport Master Plan.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to GIS, the project site is not located within a high fire area. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project receives minimal offsite runoff. Except for nuisance nature local runoff that may transverse portions of the property, the project is considered free from ordinary storm flood hazard. The proposed project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.

b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The two proposed lots will receive potable water service from the Coachella Valley Water District (CVWD). Therefore, the project will have a less than significant impact.

d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The project is located adjacent to the Coachella Valley Stormwater Channel. Prior to any new construction or development, the developer shall construct concrete slope protection on the bank(s) of the stormwater channel to prevent erosion (Condition of Approval 10.PLANNING.27). Therefore, the impact is considered less than significant.

e-f) The vacant portion of the project is located within a 100-year flood zone. The project will not place housing or structures within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. The project proposes no construction or grading activities. Furthermore, prior to any new construction or development, the developer shall require on-site retention of the incremental increase runoff from the 100-year storm (Condition of Approval 10.PLANNING.27). Therefore, the impact is considered less than significant.

g) The proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge. Therefore, the impact is considered less than significant.

h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.

b) Since the project proposes no impervious surfaces, the existing absorption rates and the amount of surface runoff will not be affected. Therefore, no impact will occur.

c) The project site is located in an area susceptible to the impacts of the failure of levee or dam, Zone X protected by levee area. The project is adjacent to a Coachella Valley Water District Flood Control Channel on its western property line. The project site has historically and currently been utilized as a single family residence with a Polanco Park. The existing habitable buildings are located approximately 600 feet away from the edge of the channel closer to Desert Cactus Drive. The proposed project, a subdivision of 10.1 gross acres into two parcels, does not expose people or structures to risk of injury involving flood. Therefore, the impacts are considered to be less than significant.

d) The proposed project is not expected to change the amount of surface water in any body of water. No buildings or obstructions will be allowed to block, concentrate or divert drainage flows. Therefore, less than significant impacts to the amount of surface water are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, GIS database, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The Tentative Parcel Map proposes a subdivision of 10.1 gross acres into two residential parcels with a minimum size of 5 gross acres. The subdivision is consistent with the Community Development Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre) land use designation and surrounding area. The proposed change of zone from Residential Agricultural 20 Acre Minimum (R-A-20) to Residential Agricultural 5 Acre Minimum (R-A-5) is also consistent with its surrounding. The project is consistent with the requirements of this policy and is therefore consistent with this policy and all other policies of the General Plan. The proposed project will not result in an alteration of the present or planned land use of this area.

b) According to RCLIS (GIS Database), the proposed project is not located within a city sphere of influence or adjacent to a city or county boundary. No impact would occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) The proposed project is consistent with the standards for the Residential Agricultural 20 Acre Minimum (R-A-20) zoning with the approval of the proposed Change of Zone to Residential Agricultural 5 Acre Minimum (R-A-5). No impacts related to zoning will occur.

b) The site is surrounded by land which is zoned Residential Agricultural and Watercourse, Watershed and Conservation Areas. Therefore, the proposed project is compatible with the existing surrounding zoning.

c) The proposed project is surrounded by single family homes. The project is proposing five acre residential parcels which will be compatible with existing and future land uses in the area within the County.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The Tentative Parcel Map proposes a subdivision of 10.1 gross acres into two residential parcels with a minimum size of five gross acres. This subdivision is consistent with the Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling unit per acre). This project is consistent with the policies of the General Plan.

e) The proposed project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 “Mineral Resources Area”

Findings of Fact:

a) The proposed project is located within an area designates as MRZ-3a: “Areas where the available geologic information indicates that mineral deposits are likely to exist”. However, the significance of the deposits is undetermined. The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, the impact is considered less than significant.

b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.

c) Surrounding the project site are residential homes on large lots and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) The project site is located within Zone D and E of Jacqueline Cochran Airport Influence area. The project has been reviewed by the Airport Land Use Commission (ALUC) and they determined on September 23, 2008 that the proposed project is consistent with Jacqueline Cochran Airport Master Plan. ALUC recommendations have been added to the project's conditions of approval (10.PLANNING.26). The project will not expose people to excessive noises. Therefore, impacts are considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

The proposed project is not located in the vicinity of any railroads. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

The proposed project is not located in the vicinity of a major highway. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA <input type="checkbox"/>	A <input checked="" type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials, GIS database, County Ordinance No. 847 (Regulating Noise in Riverside County)

Findings of Fact:

The proposed project has existing single family residence and Polanco park, and guest dwelling units onsite which is consistent with the surrounding existing neighborhood. No construction or grading will occur as part of this project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Exposure of persons to or generation of excessive	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ground-borne vibration or ground-borne noise levels?

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) The proposed project will not raise the current ambient noise levels in the area as the project site has already been developed and occupied with a single family residence and Polanco park, and guest dwelling unit which is the maximum number of homes permitted. The project proposes the creation of minimum 5-acre residential lots which are similar in intensity to properties in the vicinity. The development of the proposed project will not substantially increase ambient noise levels. Therefore, this impact is considered less than significant.

b) The proposed project will not create any substantial temporary ambient noise levels during construction as there is no construction proposed as part of this project. Both proposed parcels contain existing single-family residences and driveway improvements have already been made. With no construction being proposed, there will be no temporary or periodic increase in ambient noise. Therefore, this impact is considered less than significant.

c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.

d) The proposed project will not exposure people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The proposed project site currently contains an existing single family residence and Polanco park, and guest dwelling unit. The map will not displace those living on the site. Thus, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.

c) See 35a.

d) The project is located within the County's Redevelopment Project Area. However, since the site is developed with existing single family residence and Polanco park, and guest dwelling unit, the proposed subdivision will not significantly affect this project area. In addition, the project was transmitted to the County's Redevelopment Agency for comments dated March 22, 2007. The RDA provided a letter back with no comments. Therefore, impacts will be less than significant.

e) The project proposes the subdivision of 10.1 acres into two (2) residential parcels, which could equate to an increase to a total of seven persons¹. This population increase will not exceed official regional or local population projections.

f) The project will not induce substantial population growth in an area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

¹ According to 2010 United States Census Bureau data generation factor of 3.7

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

The proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of Ordinance 659.10 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects (Condition of Approval 10.PLANNING.25). With compliance to Ordinance No 659.10, impacts to Fire services are viewed as less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction that could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

a) The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659.10 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services (Condition of Approval 10.PLANNING.25). The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659.10, the proposed project will have a less than significant impact on sheriff services and no mitigation measures are required.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

38. Schools

Source: GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The Perris and Perris Union High School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of building permits (Conditions of Approval 80.PLANNING. 7). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The proposed development will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659.10 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits (Condition of Approval 10.PLANNING.25). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The project will not create a significant additional need for additional health services. However, these types of services are normally user fee or tax-supported services. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will not have a significant impact on health services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
facilities which might have an adverse physical effect on the environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The scope of the proposed project does not involve the construction or expansion of recreational facilities. Therefore, the impact is considered less than significant.

b) Future residents of the project site could potentially use neighboring recreational facilities. Due to the size of the proposed development, which entails the addition of approximately seven persons to the area, it is not anticipated that the project will could generate significant impacts to nearby parks or recreational facilities. Therefore, the impact is considered less than significant.

c) The proposed project could potentially incrementally increase the use of some types of recreational facilities in the Eastern Coachella Valley Area Plan. The project site is not located within a Community Service Area (CSA). Thus, impacts would not be considered significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The proposed project has not incorporated any trails into its design; therefore, the project will have no impact on recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Riverside County Transportation Department Review, Riverside County Fire Department Review

Findings of Fact:

- a) The proposed project will not increase vehicular traffic from existing levels as both proposed parcels already have existing single family residence, Polanco park and guest dwelling unit. The Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. Nor will the project conflict with any County policy regarding mass transit. The impact is considered less than significant.
- b) The project site meets all parking requirements of Ordinance 348 Section 18.12 "Off-Street Parking." Therefore, there is no impact. Nor will the project conflict with an applicable congestion management plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c & d) The proposed project is located within an Airport Influence Area. The project will not change air or rail traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The design of the streets for the project includes no such features. Therefore, there is no impact.

f) The project will not cause an increase in the population of the area as there is an existing single-family residence and Polanco park and guest dwelling unit onsite. A portion of property taxes are provided to the Community Services District to offset the increased cost of maintenance. Therefore, there is a less than significant impact.

g) The project is located in a rural area with minimal residents. The project is located on a two-way local road. There is no construction proposed as part of this subdivision. Therefore no impact will occur.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.

i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The project is not located adjacent to or nearby and designated bike trails. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a) The proposed project is served by the Coachella Valley Water District and will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, there is no impact.

b) The proposed project will be served by the Coachella Valley Water District. Therefore, it is anticipated that the project will have sufficient water supplies available and would not require new or expanded entitlements to serve the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a) The project has existing onsite wastewater treatment systems that are connected to each dwelling unit. A C42 certification was submitted for each treatment system and was determined to be satisfactory by the County's Department of Environmental Health. There will be no new construction of wastewater treatment facilities. Therefore, no impact will occur.

b) The proposed project features onsite septic. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project is relatively small and will not generate significant amounts of construction or demolition waste. The project will be served by Riverside County Waste Management Department. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a,b,c) The project proposes no construction as there exists a single family dwelling and Polanco park, and guest dwelling unit onsite. Residences have existing connections to electricity, natural gas and communication systems. No construction is required to connect utilities to the existing homes. Therefore, no impact will occur.

d) Storm water drainage will perpetuate the natural drainage patters of the area, off the project site. There will be no impacts to the surrounding areas.

e) Cumulative traffic impacts from the project will not result in the need for additional street lights. Should the Community Services District elect to require any street lights at the building permit stage,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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electricity is available at the project site. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.

f) Based on data available at this time, no offsite utility improvements will be required to support this project.

g) The project will not require additional government services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source:

Findings of Fact:

a) The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. There is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

OTHER

50. Other:

Source: Staff review

Findings of Fact:

Mitigation:

Monitoring:

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

CAPCOA, CEQA and Climate Change, January 2008.

GIS: Riverside County Geographic Information System database.

WRCMSHCP: Western Riverside County Specie's Habitat Conservation Program, Adopted June 17, 2003.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside County General Plan, Adopted October 7, 2003.

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 33490 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 33490, Amended No. 1, dated 5/13/13.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 3 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule "H" subdivision of 10.1 gross acres into two residential, with each parcel being 5 acres, and with one proposed parcel encompassing an existing single family residence and polanco park and the other parcel encompassing an existing guest dwelling unit.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

10. EVERY. 5 MAP - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to

09/16/13
16:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

10. GENERAL CONDITIONS

10. EVERY. 5 MAP - HOLD HARMLESS (cont.)

RECOMMND

attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION

RECOMMND

Parcel Map No. PM 33490 proposes two retention basins as part of this subdivision. The grading of these basins will require a grading permit. Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS

RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

09/16/13
16:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

10. GENERAL CONDITIONS

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT

RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 6 MAP - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.) RECOMMND

greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 MAP - EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 MAP - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 12 MAP - DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 14 MAP - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

10. GENERAL CONDITIONS

10.BS GRADE. 14 MAP - SLOPES IN FLOODWAY (cont.) RECOMMND

flood hazards, by a method acceptable to the Building & Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 20 MAP - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 21 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 22 MAP - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLANCK RECOMMND

The site plan and satellite photographs indicate numerous structures and mobile homes on the property, as well as septic systems and wells drilled. County records at this time indicate that no building permits for any of the buildings, structures, mobile homes, septic system installation, or drilled wells exist.

PRIOR TO MAP RECORDATION, the applicant shall obtain demolition permits for each mobile home, building

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLANCK (cont.) RECOMMND

structure, septic tank etc... for the removal of any such items placed on the property without permit.

All demolition permits and verification of the removal of such items shall be done prior to recordation of the map.

Due to public safety concerns, please be aware that at no time shall any unpermitted mobile home, building or structure be occupied or in use for any reason until an approved final inspection of approval has been received by the building department.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 3 MAP-#13-HYDRANT SPACING RECOMMND

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 500 feet of the driveway entrance as measured along approved vehicular travelways. Minimum fire flow shall be 500 GPM for 2 hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tentative Parcel Map 33490 proposes to divide approximately ten acres into 2 parcels with waiver of the final map. The project is located northerly of 57th Ave, Southerly of 56th Ave, easterly of CVSWC and westerly of Fillmore St.

The site is located outside of the boundaries of the Riverside County Flood Control and Water Conservation District and flooding and drainage related issues and concerns are under the authority of another agency. The project is located within a Zone X protected by levee area.

The District does have jurisdiction over compliance with

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) RECOMMND

the water quality requirements of the Regional Water Quality Control Board. However, there is no additional grading or other improvements which will increase the impervious area of the site are proposed. Therefore, no Water Quality Management Plan (WQMP) will be required by the District at this time.
The District does not object to this request.

PLANNING DEPARTMENT

10.PLANNING. 12 MAP - IF HUMAN REMAINS FOUND RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 13 MAP - INADVERTENT ARCHAEO FIND RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environemntal assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal respresentative and the Planning Director to discuss the significance of

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

10.PLANNING. 14 MAP - GEO02133 RECOMMND

County Geologic Report (GEO) No. 2133, submitted for this project (PM33490), was prepared by Earth Systems Southwest and is entitled: "Limited Soils Engineering Report to Address Qualitative Assessment of Soil Liquefaction and Recommendations for Modular Structure Foundations, 56850 Desert Cactus Drive, APN 757-080-016; TPM 33490, Thermal, California, File No.: 10813-02, Doc. No.: 09-02-714", dated February 3, 2009. In addition, Earth Systems Southwest submitted "Addendum to Limited Soils Engineering Report to Address Qualitative Assessment of Soil Liquefaction and Recommendations for Modular Structure Foundations", dated June 1, 2009. This document is herein incorporated as apart of GEO02133.

GEO02133 concluded:

- 1.The probability for fault rupture across the site is extremely remote.
- 2.The site is likely to have a potential for soil liquefaction from a strong earthquake occurring along the San Andreas Fault.
- 3.The potential for rock fall hazards is nil.
- 4.The potential for differential ground subsidence is low.

GEO02133 recommended:

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - GEO02133 (cont.) RECOMMND

1.The modular structures should be designed and constructed using the recommendations given in Earth Systems Southwest's February 3, 2009 report (minimum goal of life-safety).

2.Flexible utility connections should be used for water and gas lines where the lines enter the residence, able to accommodate lateral or vertical movement.

GEO02133 satisfies the requirement for a Geologic study for Planning /CEQA purposes. GEO02133 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 15 MAP - MAP ACT COMPLIANCE RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule H, unless modified by the conditions listed herein.

10.PLANNING. 16 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 21 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Residential Agricultural 5 Acre Minimum (R-A-5) zone.

10.PLANNING. 22 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No.

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - NO OFFSITE SIGNAGE (cont.) RECOMMND

679.3 (Kiosk Program).

10.PLANNING. 24 MAP - ORD 875 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 875, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 875 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 25 MAP - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

10. GENERAL CONDITIONS

10.PLANNING. 25 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

superseded by a subsequent mitigation fee ordinance,
payment of the appropriate fee set forth in that ordinance
shall be required.

10.PLANNING. 26 MAP - ALUC CONDITIONS RECOMMND

1.Any outdoor lighting that is installed shall be hooded or
shielded so as to prevent either the spillage of lumens or
reflection into the sky, and shall comply with Riverside
County Ordinance No. 655 (if applicable).

2.The following uses shall be prohibited:

a) Any use which would direct a steady light or flashing
light of red, white, green or amber colors associated with
airport operations toward an aircraft engaged in an initial
straight climb following takeoff or toward an aircraft
engaged in a straight final approach toward a landing at an
airport, other than an FAA-approved navigational signal
light or visual approach slope indicator.

b) Any use which would cause sunlight to be reflected
towards an aircraft engaged in an initial straight climb
following takeoff or towards an aircraft engaged in a
straight final approach towards a landing at an airport.

c) any use which would generate smoke or water vapor or
which would attract large concentrations of birds, or which
may otherwise affect safe air navigation within the area.

d) any use which would generate electrical interference
that may be detrimental to the operation of aircraft and/or
aircraft instrumentation.

e) Children's schools, hospitals, and nursing homes.

3. The maximum elevation of any structure at top point
shall not be less than 43 feet below sea level.

4. The attached notice shall be provided to all potential
purchasers and tenants, and shall be recorded as a deed
notice.

10.PLANNING. 27 MAP - CVWD CONDITIONS 9/17/12 RECOMMND

The applicant shall comply with all the requirements
outlined in the Coachella Valley Water District letter
dated September 17, 2012.

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 2 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 3 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 7 MAP - PREAMBLE 1 RECOMMND

The required improvements, as reflected in the following conditions, shall be completed or a Performance Security in lieu thereof shall be posted in accordance with Riverside County Ordinance No. 460, Article XVII prior to recordation of the final map. The improvements are required based on the following findings:

- a) The improvements are a necessary prerequisite to the orderly development of the surrounding area.
- b) The improvements are necessary for the public health and safety.

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

10. GENERAL CONDITIONS

10.TRANS. 8

MAP - STD INTRO 3(ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 9

USE - ENCROCHMENT PERMIT

RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the county road right-of-way.

10.TRANS. 10

MAP- SOUTH VALLEY PARKWAY

RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

10. GENERAL CONDITIONS

10.TRANS. 10 MAP- SOUTH VALLEY PARKWAY (cont.) RECOMMND

have the option of paying an estimated RBBD fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

10.TRANS. 11 MAP- FLOOD HAZARD REPORT 1 RECOMMND

This is a proposal to subdivide 10 acres into two (2) residential parcels. The project proponent shall provide mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm event.

10.TRANS. 12 MAP- FLOOD HAZARD REPORT 2 RECOMMND

This project is located in an area designated Zone C on Federal Flood Insurance Rate Maps which are in effect at this time by the Federal Emergency Management Agency.

10.TRANS. 13 MAP- FLOOD HAZARD REPORT 3 RECOMMND

The project proponent shall accept and properly dispose of all offsite drainage flowing onto or through the site. The project proponent will obtain approval from Riverside County Transportation Department regarding the offsite storm water diversion, channel design and related erosion control measures.

In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply.

10.TRANS. 14 MAP- RETENTION BASIN RECOMMND

The project proponent will need to construct retention basins on each of the parcels to retain 100 year storm flows that originate on the lots. The project proponent will obtain approval from Riverside County Transportation Department regarding the adequacy of the basin design. Design for retention basins for this area must consider high groundwater levels and clay soils.

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

10. GENERAL CONDITIONS

10.TRANS. 15 MAP - PERP DRAIN PATT/FACILITY RECOMMND

Development of this property shall be coordinated with the development of adjacent properties. This may require the construction of temporary and/or permanent drainage facilities or offsite construction and grading.

10.TRANS. 16 MAP - 10-YR & 100-YR ST CONVEY RECOMMND

The 10-year storm flow shall be contained within the curb and 100-year storm flow shall be contained within the public street right-of-way. In either situation the (Flow depth X Flow velocity) shall be less than or equal to 6. The typical street section shall be in accordance with Ordinance 460 and Ordinance 461.

10.TRANS. 17 MAP - DRAINAGE PROTECTION RECOMMND

The project proponent shall protect downstream properties from damages caused by alteration of drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement.

10.TRANS. 18 MAP - SLOPE PROTECTION RECOMMND

Approval of Change of Zone No. 7495 and TPM 33490 does not include any new construction or development. However, there may be erosion of the banks of the Coachella Valley Stormwater Channel during periods of unusual rainfall and discharge. Prior to any new construction or development, the developer shall construct concrete slope protection on the bank(s) of the stormwater channel to prevent erosion.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3 MAP - GUEST HOME CONVERSION RECOMMND

The applicant shall pull building permits for the conversion of the existing guest home to a single family residence within 2 weeks of Parcel Map No. 33490 being recorded as referenced in Conditions of Approval 50.PLANNING.25 and constructed soon after.

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - NO WATER SYSTEM THERE INEFFECT

The following statement must be stamped on the recorded map in quarter inch high letters: No water system is provided for this Land Division as of the Date of Recordation of this Map.

50.E HEALTH. 4 QSP CERTIFICATION w/ PLOT PLAN RECOMMND

All existing septic systems shall be certified by a qualified service provider (i.e. C42, General A, C36 - refer to the Department of Environmental Health (DEH) Technical Guidance Manual). An original copy of this certification along with a detailed contoured plot plan wet signed by the qualified service provider shall be submitted to DEH for review.

50.E HEALTH. 5 MAP-UNPERMITTED TRAILERS RECOMMND

Unpermitted trailers to be removed and the septic systems which serve these trailers are to be abandoned under permit prior to map recordation (unpermitted trailers cross proposed property lines).

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

B. All lots on the FINAL MAP shall have a minimum lot size of 5 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Residential Agricultural 5 acre minimum zone, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

50.PLANNING. 3 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7495 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the zone ultimately applied to the property.

50.PLANNING. 4 MAP - REQUIRED CHANGE OF ZONE RECOMMND

The land divider shall file an application for a change of zone with the County Planning Department. No FINAL MAP shall be permitted to record unless and until his change of zone has been approved and adopted by the Board of Supervisors and is effective.

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 18 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures for human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

50.PLANNING. 20 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

50. PRIOR TO MAP RECORDATION

50.PLANNING. 20 MAP - FEE BALANCE (cont.) RECOMMND

shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 25 MAP - GUEST HOUSE CONVERSION RECOMMND

Prior to recordation, building plans for a guest home conversion to a single family residence must be submitted, paid for, reviewed and approved by the Building and Safety Department.

TRANS DEPARTMENT

50.TRANS. 5 MAP - IMPROVEMENTS RECOMMND

Filmore Street (Desert Cactus Drive) is a County maintained road and shall be improved with asphalt concrete dikes located 20-feet from centerline and match up asphalt concrete paving or reconstruction as determined by the Transportation Department within a 30-foot half-width dedicated right-of-way.

50.TRANS. 6 MAP - EASEMENT/SUR RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 10 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

50.TRANS. 13 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

50. PRIOR TO MAP RECORDATION

50.TRANS. 26 MAP - CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

50.TRANS. 31 MAP - UTILITY PLAN GP ROADS RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines located on a General Plan road, shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 32 MAP - SOUTH VALLEY PARKWAY RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

50. PRIOR TO MAP RECORDATION

50.TRANS. 32 MAP - SOUTH VALLEY PARKWAY (cont.) RECOMMND

cumulative impacts or as approved by the Transportation Department.

50.TRANS. 33 MAP-FINAL MAP DRAIN EASEMENT 1 RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to Transportation Department prior to recordation of the final map. The project proponent shall delineate and record all drainage easements to the benefit of the public and agencies for flood control purposes unless otherwise agreed to by the Director of Transportation. A note shall be placed on the final map identifying and describing the easements as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed." The project proponent shall also delineate and record that all the drainage easement will be maintained by the property owner(s).

50.TRANS. 34 MAP-FINAL MAP DRAIN EASEMENT 2 RECOMMND

The minimum drainage easement width shall be 20-feet unless otherwise approved by the Director of Transportation.

50.TRANS. 35 MAP - UTILITY CLEARANCE 1 RECOMMND

There are existing Bureau of Reclamation and Coachella Valley Water District facilities not shown on the development plans. There may be conflicts with these facilities. Final map will not be approved or recorded until utility clearances have been completed with Coachella Valley Water District. The Bureau of Reclamation and Coachella Valley Water District facilities include but are not limited to lateral 99.8-0.51 and Avenue 57 E Drain.

50.TRANS. 36 MAP - UTILITY CLEARANCE 2 RECOMMND

This area is underlain with agricultural drainage lines. Stormwater runoff cannot be discharged into the agricultural drainage system.

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

50. PRIOR TO MAP RECORDATION

50.TRANS. 37 MAP - ACCESS RESTRICTION

RECOMMND

Lot access shall be restricted on Filmore Street (Desert Cactus Drive) and so noted on the final map, with the exception of one driveway per each lot as per Exhibit A, Amended No. 1, for safety of public traffic.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

09/16/13
16:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 22

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT (cont.)

RECOMMND

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 11 MAP - PRE-CONSTRUCTION MTG

RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 MAP - PM10 PLAN REQUIRED RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

60.BS GRADE. 15 MAP- PM 10 CLASS REQUIRED RECOMMND

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

60.BS GRADE. 16 MAP- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 17 MAP - GRADING FOR BASINS RECOMMND

Parcel Map No. 33490 proposes 2 basins for the the 2 parcel subdivision. A grading permit is required for the basins unless otherwise reviewed and approved by another agency.

60.BS GRADE. 18 MAP - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

- MBTA NESTING BIRD SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

60.EPD. 2

- MBTA NESTING BIRD SURVEY

RECOMMND

The following condition shall be met prior to removal or disturbance of vegetation or any other potential nesting bird habitat. Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 5

MAP - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. Hence:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

A. The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

B.Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

C.If the project paleontologist finds fossil remains,

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

D.If fossil remains are encountered by earthmoving activities when the project paleontologist is not onsite, these activities will be diverted around the fossil site and the project paleontologist called to the site immediately to recover the remains.

E.If fossil remains are found, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

F.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the office of the County Geologist along with a copy of this condition and

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office.

60.PLANNING. 17 MAP - AGENCY CLEARANCE RECOMMND

A clearance letter from CVWD shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated 9/17/12.

60.PLANNING. 21 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 10.1 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 22 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25 MAP - REQUIRED APPLICATIONS

RECOMMND

No grading permits shall be issued until Change of Zone No. 7495 has been approved and adopted by the Board of Supervisors and has been made effective.

TRANS DEPARTMENT

60.TRANS. 1 MAP - SOUTH VALLEY PARKWAY

RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

60.TRANS. 2 MAP - 10-YR & 100-YR ST CONVEY

RECOMMND

The 10-year storm flow shall be contained within the curb and 100-year storm Flow shall be contained within the public street right-of-way. In either situation the (Flow depth X Flow velocity) shall be less than or equal to 6. The typical street section shall be in accordance with Ordinance 460 and Ordinance 461.

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 MAP - DRAINAGE SUBMIT PLANS 1 RECOMMND

The project proponent shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The project proponent shall submit plans for grading, landscaping, and irrigation systems, any other necessary documentation along with supporting hydrologic and hydraulic calculations to Riverside County Transportation Department for review and approval. The project proponent shall pay all fees as required by Riverside County Transportation Department.

60.TRANS. 4 MAP - DRAINAGE SUBMIT PLANS 2 RECOMMND

The project proponent shall submit plans for grading, landscaping, and irrigation systems to Coachella Valley Water District for review and approval. This review is for ensuring efficient water management.

60.TRANS. 5 MAP - DRAINAGE SUBMIT PLANS 3 RECOMMND

Prior to approval of plot plans or issuance of grading permits associated with Change of Zone No. 7495 and Tentative Parcel Map No. 33490, the developer shall be required to pay fees and submit plans to Coachella Valley Water District as part of the hydraulic analysis review by Coachella Valley Water District for the concrete slope protection for the Coachella Valley Stormwater Channel. A portion of this area is adjacent to the right-of-way of the Coachella Valley Stormwater Channel. Coachella Valley Water District requests that the developer be required to install suitable facilities to prohibit access to this right-of-way. The developer shall obtain an encroachment permit from Coachella Valley Water District prior to any activity within the right-of-way of the Coachella Valley Stormwater Channel.

60.TRANS. 6 MAP - DRAIN EASEMENT MAINTENAN RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to Transportation Department. The project proponent shall delineate and record all drainage easements to the benefit of the public and agencies for flood control purposes unless otherwise

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 6 MAP - DRAIN EASEMENT MAINTENAN (cont.) RECOMMND

agreed to by the Director of Transportation. The project proponent shall also delineate and record that the drainage easement will be maintained by the property owner(s).

60.TRANS. 7 MAP - RETENTION BASIN RECOMMND

The project proponent will need to construct retention basins on each of the parcels to retain 100-year storm flows that originate on the lots. The project proponent will obtain approval from Riverside County Transportation Department regarding the adequacy of the basin design. Design for retention basins for this area must consider high groundwater levels and clay soils.

60.TRANS. 8 MAP - WATER QUALITY MGMT PLANS RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Water Conservation District and Transportation Department for review and approval.

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 MAP - EROSION CONTROL RECOMMND

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions of debris onto downstream properties, public right-of-way, or drainage facilities. Plans showing these measures shall be submitted to Riverside County Transportation Department for review prior to the start of any site grading.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2

MAP - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1

USE - PERC TEST REQD

RECOMMND

An adequate/satisfactory detailed soils percolation testing conducted in accordance with the procedures outlined in the Riverside County Waste Disposal booklet entitled "Waste Disposal for Individual Homes, Commercial, and Industrial"

80.E HEALTH. 3

MAP - SEPTIC PLANS

RECOMMND

A set of two detailed plan drawn to scale (1"=20') showing the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure proper septic tank sizing

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 3 MAP - SEPTIC PLANS (cont.) RECOMMND

is required to be submitted to the Department of Environmental Health.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50A- WATER TANK SYSTEM RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system must be installed per the Environmental Conraint Sheet Map that was filed with the Riverside County Surveyor's Office. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

80.FIRE. 2 MAP-#50B-HYDRANT SYSTEM RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

If no public water system exists condition map 50 A will apply.

Also a map or APN page showing the location of the fire hydrant and access to the property.

PLANNING DEPARTMENT

80.PLANNING. 7 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Coachella Valley Unified District shall be mitigated in accordance with California State law.

80.PLANNING. 9 MAP - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

MAP - TUMF

RECOMMND

Prior to the issuance of a building permit, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

80.TRANS. 2

MAP - SOUTH VALLEY PARKWAY

RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

80.TRANS. 3

MAP - DRAIN EASEMENT

RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). All the legals and plats for drainage easement shall be submitted to the County Surveyor's office to be reviewed and recorded.

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP-FEMA FORM APPRVL REQUIRED INEFFECT

Prior to building permit final, a development in FEMA mapped flood zones "A" or "AO" shall provide a FEMA form, filled out, wet stamped and signed by a registered civil engineer or licensed land surveyor, to the Building and Safety Department Grading Division.

The Grading division will transmit the form to the proper flood control district for their review and approval.

Upon receipt of their approval, this condition will be classified as "MET" and the building permit will be eligible for final approval.

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - PRECISE GRADE INSP RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

i.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes

2.Completion of drainage swales, berms, onsite drainage facilities and required drainage away from foundation.

90.BS GRADE. 2 MAP - PRECISE GRD'G APRVL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting a Precise Grade Inspection and obtaining

09/16/13
16:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 35

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 MAP - PRECISE GRD'G APRVL (cont.)

RECOMMND

precise grade approval from a Riverside County inspector.

2. Submitting a "Wet Signed" copy of the Precise Grade Certification from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

90.E HEALTH. 1 MAP - WELL/WATER STATEMENT

RECOMMND

Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required.

The requirements for a water supply permit are as follows:

- 1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable.
- 2) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development).
- 3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems.
- 4) Satisfactory information concerning how the system will be owned and operated.

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION

RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office (951)955-4777

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

MAP - SOUTH VALLEY PARKWAY

RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

90.TRANS. 4

MAP - DRAINAGE IMPR COMPLETE

RECOMMND

All drainage improvements including the construction of drainage swales, storm drains, inlet structures, and retention systems shall be completed prior to occupancy.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson, Agency Director

Planning Department

Ron Goldman, Planning Director

DATE: January 13, 2009

EXHIBIT A, AMENDED NO. 1

TO: BUILDING & SAFETY:
GRADING
TRANSPORTATION (2)
HEALTH DEPARTMENT (2)
FIRE PROTECTION
FLOOD CONTROL DISTRICT: CVWD
RIV. CO. PARKS
RIV. CO. GEOLOGIST
RIV. CO. ARCHAEOLOGIST
DESERT FILE/ CENTRAL FILE

TENTATIVE PARCEL MAP NO. 33490 - EA No. 41300 -
Applicant: Robert J. Mainiero - Engineer/Representative: Robert J. Mainiero - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC) - Location: Northerly of 57th Avenue, southerly of 56th Avenue, easterly of CVSWC, westerly of Fillmore Street - Zoning: Residential Agriculture (R-A-20) (20 Acre Min.) Zone - 10 Gross Acres - REQUEST: The tentative parcel map proposes to divide approximately ten acres into 3 parcels with waiver of the final map.

APN: 757-080-016

CONCURRENT CASE: CZ07495

RELATED CASES: NONE

Please review the case described above, along with the attached tentative map/exhibit.

All County Agencies and Departments, please have your conditions in the SIERRA LMS **ASAP**.

All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be included in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact Judy Deertrack, Project Planner at (760) 863-8277.

COMMENTS:

DATE: _____ SIGNATURE: _____

PRINT NAME: _____ TITLE: _____

If you do not use this letter for your response, please indicate case number and project planner's name. Thank You.

TML: mcc

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Murrieta Office · 39493 Los Alamos Road
Murrieta, California 92563
· Fax (951) 600-6145

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: February 26, 2013

TO

Riv. Co. Transportation Dept. - Palm Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept. - Palm Desert

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Division

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section

TENTATIVE PARCEL MAP NO. 33490, AMENDED NO. 1 - EA No. 41300 – Applicant: Robert J. Mainiero – Engineer/Representative: Robert J. Mainiero – Fourth/Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC) – Location: Northerly of 57th Avenue, southerly of 56th Avenue, easterly of CVSWC, westerly of Fillmore Street – Zoning: Residential Agriculture (R-A-20) (20 Acre Min.) Zone – 10 Gross Acres – REQUEST: The tentative parcel map proposes to divide approximately ten acres into 2 parcels with waiver of the final map. APN: 757-080-016 **CONCURRENT CASE: CZ07495**

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **LDC Comment Agenda on March 21, 2013** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Paul Rull, (951) 955-0972**, Project Planner, or e-mail at **prull@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



established in 1918 as a public agency

Coachella Valley Water District

Directors:

Peter Nelson, President - Div. 4
John P. Powell, Jr., Vice President - Div. 3
Patricia A. Larson - Div. 2
Debi Livesay - Div. 5
Franz W. De Klotz - Div. 1

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

September 17, 2012

Redwine and Sherrill, Attorneys

File: 0163.1
0421.1
0721.1
060822-1

Paul Rull
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501



Dear Mr. Rull:

Subject: Tentative Parcel Map No. 33490, Change of Zone 7495

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North Shore. Coachella Valley Water District (CVWD) is in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

Approval of Tentative Parcel Map No. 33490 and Change of Zone No. 7495 does not include any new construction or development. Therefore, slope protection is not required at this time. However, there may be erosion of the banks of the Coachella Valley Stormwater Channel during periods of unusual rainfall and discharge. Prior to any new construction or development, the developer shall construct concrete slope protection on the bank(s) of the stormwater channel to prevent erosion.

Prior to approval of plot plans or issuance of grading permits associated with Tentative Parcel Map No. 33490 and Change of Zone No. 7495, the developer will be required to pay fees and submit plans to the District as part of the hydraulic analysis review by our consultant, Northwest Hydraulic Consultants, for the concrete slope protection for the Coachella Valley Stormwater Channel.

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

The County shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

Design for retention basins for this area must consider high groundwater levels and clay soils.

CVWD will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by CVWD and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for such purpose.

This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in or suspensions of service. The sewer service laterals shall be designed and installed so as to readily facilitate connecting to a future collection system.

Sewers shall be designed and constructed so as to readily facilitate connection with an imminent future regional trunk sewer. Dry or wet sewers shall be installed. Plans for their installation shall be submitted to and approved by CVWD prior to issuance of a building permit.

There are existing United States Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. We request the County of Riverside to withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the USBR facilities and associated right-of-way and provided the County of Riverside with written confirmation that there is no interference. The USBR conflicts include but are not limited to Lateral 99.8-0.51.

This area is underlain with agricultural drainage lines. There are CVWD facilities not shown on the development plans. There may be conflicts with these facilities. We request the County of Riverside to withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the CVWD facilities and associated right-of-way and provide the County of Riverside with written confirmation that there is no interference. The CVWD conflicts include but are not limited to Avenue 57 East Drains.

Paul Rull
Riverside County
Planning Department

3


September 17, 2012

Surface and subsurface drainage facilities in the vicinity of this project were designed and constructed for agricultural drainage. CVWD will consider use of these drainage facilities for urban drainage if (1) the surface and subsurface drainage facilities can physically handle the new urban drainage, (2) the area is incorporated into the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS4 Permit and (3) the project is annexed into a future district(s) for recovery of capital and operation/maintenance costs associated with the new urban drainage system.

CVWD may need replacement or additional drainage facilities to provide for the orderly expansion of the drainage system. These facilities may include pipelines, channels, pump stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for such purpose.

If you have any questions please call Joe Cook, Domestic Water Engineer, extension 2292.

Yours very truly,



Mark L. Johnson
Director of Engineering

cc: See attached list

JC:\h\eng\sw\12\TPM 33490



cc: Mike Mistica
County of Riverside, Department of Environmental Health
P.O. Box 1206
Riverside, CA 92502

Majeed Farshad
Riverside County Department of Transportation
38-686 El Cerrito Road
Palm Desert, CA 92211

Alan French
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Jose and Maria Meza
58-850 Filmore Street
Thermal, CA 92274

Arnulfo and Teresa Rodriguez
P.O. Box 820
Thermal, CA 92274

JC:ch\eng\sw\12\TPM 33490

AIRPORT LAND USE COMMISSION

RIVERSIDE COUNTY

RECEIVED

OCT 01 2008

Riverside County
Planning Department
Desert Office



September 23, 2008

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

Maurice Borrows
Riverside County Planning Department - Palm Desert office
Mail Stop #4035

COMMISSIONERS

Arthur Butler
Riverside

Robin Lowe
Hemet

John Lyon
Riverside

Glen Holmes
Hemet

Melanie Fesmire
Indio

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1010TH08
Related File No.: CZ 07495 (Change of Zone) *CPM33490*
APN: 757-080-016

Dear Mr. Borrows:

On September 11, 2008, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced project **CONSISTENT** with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, pursuant to Policy 3.3.6 of the Countywide Policies section of the Riverside County Airport Land Use Compatibility Plan, based on the following findings of fact, and provided that the conditions stated herein are applied to the associated parcel map:

STAFF

Director
Ed Cooper

John Guerin
Brenda Ramirez
Sophia Nolasco
Barbara Santos

FINDINGS OF FACT:

1. The following factors, considered together, constitute extraordinary circumstances related to the terrain and specific location of the site, and the character of surrounding land uses:
 - a. A stormwater channel or wash is located directly adjacent to the site, between the site and the airport.
 - b. The site is located in a largely vacant or open area that is bounded by a railroad line on the west and State Highway Route 86 on the east, both of which are substantial noise sources.
 - c. The site lies well beyond the 55 dB(A) CNEL contour on Map JC-3 of the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, which depicts noise contours based on the ultimate activity levels at that airport pursuant to the adopted Master Plan.
 - d. The site is split by the boundary between Airport Zones D and E. It is located more than 6,000 feet from the runway and more than 1,500 feet from the extended runway centerline.

County Administrative Center
4080 Lemon St., 9th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org